



CITY OF FORT LAUDERDALE

☒ **APPROVED**

**SPECIAL MAGISTRATE HEARING
1st FLOOR COMMISSION CHAMBERS
FORT LAUDERDALE CITY HALL
ROSE ANN FLYNN PRESIDING
AUGUST 26, 2021
9:00 A.M.**

Staff Present:

Mary Alman, Administrative Assistant
Christina Chaney, Administrative Assistant
Monique Drake, Administrative Assistant
Loen Garrick, Administrative Assistant
Crystal Green-Griffith, Administrative Assistant
Katrina Jordan, Administrative Supervisor
Porshia Williams, Code Compliance Manager
Antonio Wood, Administrative Assistant
Rhonda Hasan, Assistant City Attorney
Wanda Acquavella, Code Compliance Officer
Gustavo Caracas, Code Compliance Officer
Leonard Champagne, Sr. Code Compliance Officer
Julio Davila, Code Compliance Supervisor
Bovary Exantus, Code Compliance Officer
James Fetter, Code Compliance Officer
Anthony Flores, Code Compliance Officer
Patrice Jolly, Code Compliance Officer
Michael Jordan, Code Compliance Officer
Captain Robert Kisarewich, Fire Inspections Officer
Dorian Koloian, Sr. Code Compliance Officer
Bryan Lopez, Code Compliance Officer
Wilson Quintero, Sr. Code Compliance Officer
Lois Turowski, Code Compliance Officer
Gail Williams, Code Compliance Officer
Reginald White, Code Compliance Supervisor

Respondents and witnesses

CE19120594: Estefania Mayorga; Stephanie Toothaker, attorney
CE21060059; CE21060299: Andras Vlaics
CE21010742: Mukhatar Ropa
CE21060951; CE21030657: George Marshall
CE21030628: Miguel Rodriguez; Navdeep Arora
CE21060690: Jesse Pan
CE21050733: Walter Rios
CE21060541: Alina Janczak
CE21031054: Alex Pinacho
CE20110723: Milton Reyes
CE21010669: Hubert Smith; Lori Smith
CE21050710: Annelise Torrealba; Alejandro Torrealba; Kelly Rodriguez
CE21050334: Leonardo Faris
CE21050715: Elizabeth Evans; Adam Burden
CE20060615: Jose Zapata
CE21010665: Chrispin Foyle
CE20120524: Gregory Calliste
CE20020714: Isabel Gomez

CE21060038; CE15060798; CE18110197: Andrei Sagdeev
CE20050618: Spencer Siegel, attorney; Michael Homes
CE21030735: Eugene Moore
CE21050591: Bernadette Knopp
CE21060425; CE21060878: Stephanie Haughton
SE21050345: Mark Hollander
CE21040267: Laszlo Patassy
CE18121335: Alon Ezra
CE-19111337: Pavel Urbina
CE17110759: Joey Klein; Harold Baker; Anthony Padanaw
CE08021649: Jordan Wagner, attorney
CE20110371: Eric Benari
CE21050100: David Rodriguez
CE16121214; CE19070505: Petru Pusta
CE12040528; CE12101287; CE14071437: Priya Prasad
CE15031679: John Brandon Williford
CE12041380: John Hill

CE20020714: Isabel Gomez
CE19091271: Wanda Mayadeene; Joseph Mayadeene
CE21020650: Oscar Rivera
CE20121060: Roger Rodriguez
CE21060019: Jack Hallman; Willie Hallman, Rhonda Hallman

CE12041380: John Hill
CE20100804: Michael Merino; Michael Nicoleau, attorney

NOTE: All individuals who presented information to the Special Magistrate during these proceedings were sworn in.

The meeting was called to order at 9:00 A.M.

Case: CE-19120594

Ordered to Reappear

7 N BIRCH RD
LAS OLAS HARBOR CLUB LLC

This case was first heard on 9/9/20 to comply by 11/11/20. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,850 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Dorian Koloian, Senior Code Compliance Officer, stated the violation regarding the seawall remained. She reported a permit was in process and recommended imposition of the fines.

Stephanie Toothaker, attorney, said they had been in permitting with Broward County for months. As soon as they had a permit, they could begin work. She requested 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue and ordered the respondent to attend the 8/30/21 hearing.

Case: CE20121060

1841 MIAMI RD
STANTON-PENDER OF MIAMI ROAD I

This case was first heard on 5/27/21 to comply by 6/10/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed.

Gustavo Caracas, Code Compliance Officer, recommended imposition of the fines.

Roger Rodriguez, representative, asked for the fines to be reduced.

Ms. Flynn imposed the \$2,400 fine, plus \$902 in administrative costs.

The case was recalled, and Porshia Williams, Code Compliance Manager, said the City requested only the fines be imposed, not the additional administrative costs.

Ms. Flynn imposed the \$2,400 fine.

Case: CE19091271

1521 NW 15 PL
MAYADEENE, JOSEPH F MAYADEENE, WANDA

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,025 and the City was requesting the full fine be imposed.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Joseph Mayadeene, owner, said it had been difficult to comply the grass violation because of the weather.

Ms. Flynn imposed administrative costs of \$626.

Case: CE21030735

Request For Extension

2648 NW 26 ST

MOORE, DOROTHY W & EUGENE JR

This case was first heard on 7/29/21 to comply by 8/19/21. Violations and extensions were as noted in the agenda. The property was not in compliance, and fines had accrued to \$300.

Eugene Moore stated he had been out of work due to the pandemic. He said they planned to remodel the front yard and he did not want to put down grass only to have to replace it later. He requested an extension to January. He explained they parked the cars out front where the security camera could record any tampering.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE21060038

2025 NW 24 AVE 1-2

MAXHAUS LLC

Service was via posting at the property on 8/2/21 and at City Hall on 8/12/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE HOLES IN THE WALLS. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-276(c)(3)

THERE ARE RODENTS, VERMIN AND/OR OTHER PESTS AT THIS LOCATION.

18-4.(c)

THERE ARE DERELICT VEHICLES ON THE PROPERTY.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

Officer Quintero presented the case file into evidence and recommended ordering compliance with 18-4.(c) and 9-304(b) within 14 days and with 9-306 and 9-276(c)(3) within 28 days or a fine of \$100 per day, per violation.

Andrei Sagdeev, property manager, said the tenants had caused the problems and two of three had been evicted. He had found a company to remove the boat the following week and then he would resolve the other violations. Officer Quintero said if the boat was not removed in 14 days, the City would remove it at the owner's expense.

Ms. Flynn found in favor of the City and ordered compliance with 18-4.(c) and 9-304(b) within 14 days and with 9-306 and 9-276(c)(3) within 28 days or a fine of \$100 per day, per violation.

Case: CE20060615

1424 W BROWARD BLVD

ZAPATA, JOSE

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,100 and the City was requesting the full fine be imposed.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Jose Zapata said the landscaping was done by June 10. He displayed photos on his phone. Officer Jordan said Mr. Zapata had not called for reinspection.

Ms. Flynn imposed a fine of \$800 for the time the property was out of compliance.

Case: CE21010742

323 SW 6 ST
AIDA INVESTMENTS INC

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, and the City was requesting imposition of the \$2,100 fine.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Mukhatar Ropa, owner, said the contractors had not shown up and there were weather issues. He requested a reduction to administrative costs.

Ms. Flynn imposed a fine of \$1,000 for the time the property was out of compliance.

Case: CE20050618

Ordered to Reappear

2124 NE 63 ST
ACCETTA, LINDA H/E;
GONZALEZ, JONATHAN

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$62,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Jordan, Code Compliance Officer, testified that only 9-280(b), regarding the windows being screwed shut, was still in violation.

Spencer Siegel, attorney, recalled that the previous order imposing fines had been vacated, based on a lack of notice. He had attended a subsequent meeting, when fines and fees assessment had not been discussed and they had been granted an extension until this meeting without fines accruing. Mr. Siegel said the windows had been done for a couple of weeks, but had not been reinspected. He wanted to confirm that there were no fines. Officer Jordan said he needed to review the case with his supervisor to determine the corrected fines.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue and ordered the respondent to attend the 9/30/21 hearing.

Case: CE20110723

1001 SW 4 AVE 1-2
B & V USA GROUP LLC

This case was first heard on 2/25/21 to comply by 4/1/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,900 and the City was requesting the full fine be imposed.

Michael Jordan, Code Compliance Officer, said the property's transformation had been remarkable and it was now immaculate. He recommended imposition of the fines.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for Milton Reyes. Mr. Reyes explained that the former tenants had not allowed access to address the violations. The notifications had also been sent to the wrong address because he had moved.

Ms. Flynn imposed a fine of \$500 for the time the property was out of compliance.

Case: CE21030628
722 NE 15 AVE 1
ARORA, NAVDEEP

Citation

This case was first cited on 3/19/21 to comply by 3/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,000 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

Navdeep Arora said this was his first vacation rental and admitted it was his mistake. He explained how he had acted to comply, immediately after being notified of the violation

Ms. Flynn imposed the \$4,000 fine.

Case: CE21050733
800 NE 17 CT A-C
MRIOS PROPERTY HOLDINGS LLC

Citation

This case was first cited on 6/5/21 to comply by 6/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$15,400 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Julio Davila, Code Compliance Supervisor, recommended imposition of the fines.

Walter Rios, owner, acknowledged he had not filed an appeal. He said a tenant had caused the violation, but she had been removed and the violation was in compliance.

Ms. Flynn imposed the \$15,400 fine, which would continue to accrue until the property was in compliance.

Case: CE21060059
211 SW 7 AVE 1-3
SKY201 LLC

Service was via posting at the property on 8/4/21 and at City Hall on 8/12/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-21.16.A.

THERE ARE TWO DEAD TREES ON THE PROPERTY.

18-4.(c) **Complied**

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

18-12.(a)

THERE IS TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1.

THERE IS ILLEGAL LAND USE OCCURRING AT THIS PROPERTY. THERE IS OPEN AIR STORAGE INCLUDING BUT NOT LIMITED TO THE FRONT AND SIDES OF THIS RAC-AS ZONED RESIDENTIAL PROPERTY. THIS IS A NON-PERMITTED USE PER SECTION 47-5.11.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE WOODEN FENCE IS ROTTEN, STAINED AND IN POOR CONDITION AS IS THE CHAIN LINK FENCE. IT IS BENT, BROKEN AND IN POOR CONDITION.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR.

9-280(b)

THERE ARE BUILDING PARTS WHICH ARE DETERIORATED AND NOT MAINTAINED. THE CEILING IN THE KITCHEN IS WATER DAMAGED AND NEEDS TO BE REPAIRED. THE SOFFITS IN THE REAR ARE IN DISREPAIR.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andras Vlaics, property manager, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21060299

1711 NW 8 PL 1-2
1711 NW 8TH PLACE TRUST
DRAGOSLAVIC, GORAN TRUSTEE

Service was via posting at the property on 8/13/21 and at City Hall on 8/12/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-12.(a) **Complied**

9-304(b)

THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH AND ALLOWING WATER TO PUDDLE.

24-27.(b)

THERE ARE WASTE CONTAINERS THAT ARE LEFT OUT AFTER COLLECTION DAY AND NOT PULLED BACK TO AN APPROVED LOCATION. THEY ARE BEING STORED IN THE FRONT OF THE BUILDING LINE AND IN PLAIN VIEW.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Andras Vlaics, property manager, agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21050591

Citation

2920 SW 13 CT

KNOPP, BERNADETTE; BERNADETTE KNOPP REV TR

This case was first cited on 5/25/21 to comply by 6/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,600 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Bernadette Knopp said she had left the ad up saying no dates were available and only rented the property for three weeks. She stated she had complied by the last guest leaving at the end of April.

Ms. Flynn imposed the \$5,600 fine.

Case: SE21050345

Administrative Hearing - Appeal

3780 SW 14 ST

AMH 1 LLC

VIOLATION: 24-7(b)

THERE IS A BULK TRASH VIOLATION AT THIS PROPERTY.

Wanda Acquavella, Code Compliance Officer, testified that the property had been cited on 5/25/21 and the trash remained on 5/28/21. The City had subsequently removed the trash.

Mark Hollander said they had purchased the property in January 2021. He said he had been policing the property for years prior to owning it. Mr. Hollander said he had removed the trash within 24 hours of receiving the notice.

Ms. Flynn denied the appeal.

Case: CE21060951

Citation

400 ROYAL PLAZA DR

GFM II LLC

This case was first cited on 7/2/21 to comply by 7/2/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,000 and the City was requesting the full fine be imposed. No appeal had been received.

Bryan Lopez, Code Compliance Officer, recommended imposition of the fines.

George Marshall said no appeal had been filed, but he explained that this had been a private party, not a commercial event. He said the citation indicated they would be fined if they did not correct the violation that day, which they had done.

Ms. Hasan said the Special Magistrate was required to impose the fines if no appeal was filed. She said compliance would be "that there would be no commercial event at the property on the day that it was cited." She noted the property had also been cited for an illegal land use. She recommended imposition of the fines.

Julio Davila, Code Compliance Supervisor, stated there was no compliance time noted on the citation; it would have required immediate compliance and there was none. The respondent's only option would have been to appeal.

Mr. Marshall said the officer who cited them had told them it was not necessary to shut the party down.

Porshia Williams, Code Compliance Manager, said she had called the person listed on the flyer prior to the party to inform her they needed a special event permit. She had also provided information to the respondent's attorney. This was why the property had been cited and fined immediately.

Ms. Flynn imposed the \$3,000 fine.

Later in the meeting, Supervisor Davila explained that the fine should not have accrued; it should have been a one-time fine of \$250 per citation. The fine total should be \$500.

Ms. Flynn vacated her previous order and imposed a fine of \$500 for the time the property was out of compliance.

Case: CE21030657
400 ROYAL PLAZA DR
GFM II LLC

Citation

This case was first cited on 3/24/21 to comply by 3/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,800 and the City was requesting the full fine be imposed. No appeal had been received.

Patrice Jolly, Code Compliance Officer, recommended imposition of the fines.

George Marshall said the property had not been rented since they received the citation. He said someone else had taken out an ad.

Ms. Flynn imposed the \$8,800 fine.

Case: CE21060425
3110 NE 59 ST
WILLNER, ERIC A; WILLNER, TAMMY LYNN

Citation

This case was first cited on 6/15/21 to comply by 6/15/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$250 fine.

Case: CE21060878
3110 NE 59 ST
WILLNER, ERIC A; WILLNER, TAMMY LYNN

Citation

This case was first cited on 6/28/21 to comply by 6/28/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$500 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$500 fine.

Case: CE20020714
1518 NW 12 ST
GOMEZ, ISABEL C

Personal service was made on 8/13/21. Service was also via posting at City Hall on 8/12/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER, INCLUDING THE SWALE AREA.

18-12(a) Complied

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

18-4(c) Complied

THERE IS A DERELICT VEHICLE OR TRAILER ON THE SWALE (OR) ON THE PROPERTY.

9-306 Complied

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b) Complied

THERE ARE VEHICLES/TRAILERS UNLAWFULLY PARKED ON THE GRASS/LAWN AREA.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 42 days or a fine of \$25 per day.

Gustavo Caracas, Code Compliance Officer, acted as interpreter for Isabel Gomez, owner. Ms. Gomez said she was working on compliance and displayed photos taken the previous day. She requested using something other than sod for under the tree.

Julio Davila, Code Compliance Supervisor, said they were allowing 42 days for Ms. Gomez to use an alternate material. He agreed to discuss this with her.

Ms. Flynn found in favor of the City and ordered compliance within 42 days or a fine of \$25 per day.

Case: CE21020650

1624 NW 16 ST
1624 NW 16 TR;
VELASCO, SERGIO DELGADILLO TRUSTEE

This case was first heard on 5/27/21 to comply by 7/29/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,600 and the City was requesting no fine be imposed.

Bovary Exantus, Code Compliance Officer, recommended no fine be imposed.

Oscar Rivera agreed to the fine reduction.

Ms. Flynn imposed no fine.

Case: CE21040267

Citation

5590 NE 31 AVE
GETAWAY USA INC

This case was first cited on 4/19/21 to comply by 4/24/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,000 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Laszlo Patassy, representative, acknowledged an appeal had not been filed.

Ms. Flynn imposed the \$2,000 fine.

Case: CE21050334

1106 NW 11 ST
FYR SFR BORROWER LLC;
%HAVENBROOK HOMES

Service was via posting at the property on 8/13/21 and at City Hall on 8/12/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(b) **Complied**
THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA.

9-280(h)(1) **Complied**

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT
AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING
GROUND COVER INCLUDING THE SWALE.

24-27.(b) **Complied**

Officer Exantus presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$25 per day.

Leonardo Faris agreed to comply.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$25 per day.

Case: CE21050710

1016 NE 17 ST
LITTLE PALMS ACADEMY LLC

Service was via posting at the property on 7/31/21 and at City Hall on 8/12/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-305(a) **Complied**

9-280(d) **Complied**

Sec. 24-27(f) **Complied**

47-19.4.D.8. **Complied**

47-22.9. **Complied**

47-21.11.A. **Complied**

47-20.20.(H)
THE PARKING FACILITIES ARE NOT MAINTAINED AT THIS PROPERTY AS THE
ASPHALT IS CRACKED, THE CURBS AND STRIPING ARE DETERIORATED, AND
THERE ARE AREAS WHERE WATER IS POOLING.

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Alejandro Torrealba agreed to comply within 35 days.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE21060690

737 N ANDREWS AVE
745 NORTH ANDREWS AVE LLC

Service was via posting at the property on 7/19/21 and at City Hall on 8/12/21.

Gustavo Caracas, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1.

THERE IS GRAFFITI ON THE EXTERIOR WALL AT THIS VACANT PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. RECURRING VIOLATION: THIS CASE WILL BE PRESENTED TO THE SPECIAL MAGISTRATE AS A RECURRING VIOLATION (CE-20100018, CE-21030400) WHETHER OR NOT IT COMES INTO COMPLIANCE BEFORE THE HEARING.

Officer Caracas presented the case file into evidence and recommended ordering compliance within 7 days or a fine of \$100 per day.

Jesse Pan, owner, said they had submitted a permit application for demolition a year ago. He stated they were monitoring the property.

Julio Davila, Code Compliance Supervisor, said they just needed to paint over the graffiti.

Ms. Flynn found in favor of the City and ordered compliance within 7 days or a fine of \$100 per day.

Case: CE21010669

1013 NW 11 CT
SMITH, HUBERT E

This case was first heard on 4/29/21 to comply by 6/3/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$6,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, recommended imposition of the fines.

Hubert Smith said his wife had been ill and he had not had enough time to comply. He requested 60 days. Officer Exantus did not object.

Ms. Flynn granted a 63-day extension, during which time no fines would accrue.

Case: CE21050715

Citation

1146 NE 17 TER
EVANS, ELIZABETH LOUISE

This case was first cited on 7/2/21 to comply by 7/17/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$8,000 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance. No appeal had been received.

Leonard Champagne, Senior Code Compliance Officer, said as of that day, the property was available for rental.

Elizabeth Evans, owner, acknowledged no appeal had been filed. She said she had submitted the documents for the certification but had not been contacted by the City yet. She stated she had delisted the property.

Ms. Flynn imposed the \$8,000 fine, which would continue to accrue until the property was in compliance.

Case: CE21060019

2016 NW 13 AVE
HALLMAN, JACK E & WILLIE D

Service was via posting at the property on 8/13/21 and at City Hall on 8/12/21.

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

18-4.(c) Complied

The City had a stipulated agreement with the owner to comply within 63 days or a fine of \$25 per day, per violation.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance within 63 days or a fine of \$25 per day, per violation.

Case: CE21010665

1426 NW 15 TER
FOYLE, CHRISPIN

This case was first heard on 5/27/21 to comply by 6/10/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$20,300 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bovary Exantus, Code Compliance Officer, said three of the original six violations were now in compliance. He recommended imposition of the fines.

Chrispin Foyle said the property was now in compliance. He stated he had been out of work for 18 months due to the pandemic. He said all vehicles were licensed and insured.

Ms. Flynn granted a 14-day extension, during which time no fines would accrue.

Case: CE21031054

Citation

917 ORANGE ISLE
PINACHO, ALEXANDER; PINACHO, TANIA

This case was first cited on 4/1/21 to comply by 4/6/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$8,600 and the City was requesting the full fine be imposed. No appeal had been received.

Gail Williams, Code Compliance Officer, recommended imposition of the fines.

Alex Pinacho acknowledged no appeal had been filed. He said both he and his wife had lost their jobs due to the pandemic and had decided to rent the home out. He had also been taking care of his mother, who was ill. Officer Williams agree to speak with Mr. Pinacho regarding the lien reduction process.

Ms. Flynn imposed the \$8,600 fine.

Case: CE20120524

1455 SW 10 ST
CALLISTE, GREGORY & DEBORAH L

Service was via posting at the property on 8/4/21 and at City Hall on 8/12/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-308(b) **Complied**
THERE IS DEBRIS, TRASH OR ANOTHER ELEMENT WHICH IS NOT PERMANENT ON THE ROOF.

9-305(b)
THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER ON THE PROPERTY AND THE SWALE.

18-12(a)
THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Gregory Calliste requested more than 35 days. He said he was recovering from COVID.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn took a brief break.

Case: FC-20010007

3711 N OCEAN BLVD
MY FL MANAGEMENT LLC

This case was first heard on 1/14/21 to comply by 3/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$6,100 and the City was requesting a \$400 fine be imposed.

Captain Robert Kisarewich, Fire Inspections Officer, said the property was brought into compliance via demolition.

The respondent agreed to the fine reduction.

Ms. Flynn imposed a fine of \$400 for the time the property was out of compliance.

Case: CE20060004

3621 N OCEAN BLVD
MY FL 3621 LLC

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$5,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Jordan, Code Compliance Officer, reported only one of the six original violations remained. recommended imposition of the fines.

The respondent's representative said the owner's repair contractor was behind on the work. He requested another 30 days.

Ms. Flynn granted a 35-day extension, during which time no fines would accrue.

Case: CE21050026

901 W LAS OLAS BLVD
THONUBOL, THITARI

Service was via posting at the property on 8/4/21 and at City Hall on 8/12/21.

Michael Jordan, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL PARTS INCLUDING FASCIA, SIDING AND SOFFITS ARE IN DISREPAIR. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT. MISSING TILES ON SOUTHEAST CORNER OF HOUSE AS WELL AS PEELING PAINTED SURFACES.

47-34.4.B.1. **Complied**

THERE IS OVERNIGHT PARKING OF A WHITE VAN THAT IS INOPERABLE PARKED IN THE YARD.

18-1. **Complied**

THERE IS A VIOLATION AT THIS PROPERTY THAT IS CREATING A PUBLIC NUISANCE. IT IS BEING MAINTAINED IN SUCH A MANNER THAT THE PROPERTY IS OR MAY REASONABLY BECOME INFESTED OR INHABITED BY RODENTS, VERMIN OR WILD ANIMALS, OR MAY FURNISH A BREEDING PLACE FOR MOSQUITOS, OR THREATENS OR ENDANGERS THE PUBLIC HEALTH, SAFETY OR WELFARE OR MAY ADVERSELY AFFECT AND IMPAIR THE ECONOMIC WELFARE OF ADJACENT PROPERTIES. THERE ARE STORAGE OF ITEMS UNDER THE CARPORT/ DECK.

9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCES ALONG WEST, NORTH AND EAST SIDE OF PROPERTY IS IN POOR CONDITION AND IN NEED OF REPAIR OR REPLACEMENT.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Jordan presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day, per violation.

Case: CE21050799

1492 HOLLY HEIGHTS DR
1492 HOLLY HEIGHTS LLC

Service was via posting at the property on 7/30/21 and at City Hall on 8/12/21.

Julio Davila, Code Compliance Supervisor, testified to the following violation(s):

VIOLATIONS: 9-304(b)

THE OFF-STREET PARKING AREA AT THIS PROPERTY HAS DETERIORATED PAINT AND STRIPING.

24-7(b) **Complied**

Supervisor Davila presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE21050146

1304 SW 4 AVE
PHD 1304-4 L C

Service was via posting at the property on 8/16/21 and at City Hall on 8/12/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-280(h)(1)

THE FENCE AT THIS PROPERTY IS IN DISREPAIR AND IS NOT BEING MAINTAINED AS REQUIRED. THE FENCE IS NOT BEING MAINTAINED IN A STRAIGHT AND UPRIGHT POSITION. THE FENCE IS BEING SUPPORTED BY WOODEN PLANKS.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 35 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 35 days or a fine of \$50 per day.

Case: CE21050414

721 SW 31 AVE
ANTHONY, VENTRONA

Service was via posting at the property on 8/3/21 and at City Hall on 8/12/21.

James Fetter, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-39.A.1.b.(6)(b) **Complied**

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. THERE ARE AREAS OF THE EXTERIOR THAT HAVE STAINS AND MISSING, PEELING PAINT.

9-304(b) **Complied**

THE DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE IS CHIPPING AND PEELING PAINT ON THE DRIVEWAY SURFACE.

9-280(h)(1) **Complied**

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER.

Officer Fetter presented the case file into evidence and recommended ordering compliance within 56 days or a fine of \$25 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 56 days or a fine of \$25 per day, per violation.

Case: CE21040640

3399 SW 11 AVE
BLUEWATER REEL ESTATE LLC

VIOLATIONS: 15-28 Complied

THE BUSINESS AT THIS LOCATION "FALCON TOWING" 15-28. IS OPERATING WITHOUT A CURRENT YEAR BUSINESS TAX RECEIPT.

47-19.4.D.1. Complied

THERE IS A THREE (3) YARD DUMPSTER ON THE SWALE IN FRONT OF THIS PARKING LOT OUTSIDE OF THE PROPERTY'S CHAIN LINK FENCE.

47.19.1.

THERE IS STORAGE OF EQUIPMENT, TRAILERS, METAL PARTS, OVERSIZED CANOPY BOOTH AND OTHER MULTIPLE ITEMS IN THE PARKING LOT OF THIS INDUSTRIAL ZONE PARCEL VISIBLE FROM THE RIGHT OF WAY AND CREATING PARKING ISSUES TO THE BUSINESS DAILY ACTIVITIES.

The City had a stipulated agreement with the owner to comply 47.19.1. within 63 days or a fine of \$100 per day.

Ms. Flynn approved the stipulated agreement, found in favor of the City and ordered compliance with 47.19.1. within 63 days or a fine of \$100 per day.

Case: CE21050322

1809 SW 22 ST
M & M REAL ESTATE 1809 LLC

Service was via posting at the property on 7/21/21 and at City Hall on 8/12/21.

Wilson Quintero, Senior Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-304(B)

THE PAVED DRIVEWAY IS NOT WELL GRADED AND/OR DUST FREE. THERE ARE CRACKS AND POTHOLES ON IT.

9-305(b)

THERE ARE MISSING AND/OR BARE AREAS OF LAWN COVER ON THE PROPERTY AND SWALE.

Officer Quintero presented the case file into evidence and recommended ordering compliance within 28 days or a fine of \$100 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 28 days or a fine of \$100 per day, per violation.

Case: CE20110388

1716 NW 15 CT
SIBBLIES, BEATRICE

Service was via posting at the property on 8/13/21 and at City Hall on 8/12/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 18-1. Complied

THERE IS OUTDOOR STORAGE UNDER THE CARPORT CONSISTING OF BUCKETS, A BROOM, GALLONS OF OIL AND OTHER MISCELLANEOUS ITEMS.

9-304(b)

THERE ARE VEHICLES PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY ON THIS OCCUPIED PROPERTY IS NOT BEING MAINTAINED. THERE

ARE AREAS OF THE GRAVEL DRIVEWAY THAT ARE MISSING OR WORN THROUGH,
AND THERE IS GRASS GROWING THROUGH IT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 14 days or a fine of \$50 per day.

Ms. Flynn found in favor of the City and ordered compliance within 14 days or a fine of \$50 per day.

Case: CE-19120667

748 NW 22 RD
JAZBROWHOMES LLC

Service was via posting at the property on 8/13/21 and at City Hall on 8/12/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 47-22.9.

THERE IS UNPERMITTED SIGNAGE AT THIS PROPERTY. SIGNS WITH THE NAMES
OF THE BUSINESSES WERE INSTALLED WITHOUT THE REQUIRED PERMITS ON
THE TOP OF THE BUILDING.

15-28 **Complied**

18-12(a) **Complied**

THERE IS OVERGROWTH, TRASH, RUBBISH, AND DEBRIS ON THIS PROPERTY
AND ITS SWALE.

9-306

THE EXTERIOR BUILDING WALLS HAVE NOT BEEN MAINTAINED. STRUCTURAL
PARTS INCLUDING FASCIA AND SOFFIT ARE IN DISREPAIR. THERE ARE AREAS
OF THE EXTERIOR THAT HAVE STAINS AND MISSING AND PEELING PAINT.

47-34.4.B.1. **Complied**

47-34.4.A.1. **Complied**

47-20.20.(H)

THERE ARE PARKING FACILITIES THAT ARE NOT MAINTAINED AT THIS
PROPERTY. THERE ARE CRACKS, POTHOLES AND THE ASPHALT TOPCOAT IS
FADED. WHEEL STOPS ARE MISSING, LOOSE OR BROKEN AND THE LOT ALSO
NEEDS TO BE RESTRIPE.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT
AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING
GROUND COVER.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE21040220

1011 NW 14 ST
HOUSTON, JANIE & JAMES

Service was via posting at the property on 7/30/21 and at City Hall on 8/12/21.

Bovary Exantus, Code Compliance Officer, testified to the following violation(s):

VIOLATIONS: 9-306 **Complied**

18-12.(a)

THERE IS OVERGROWTH, TRASH, RUBBISH AND DEBRIS ON THIS PROPERTY AND/OR ITS SWALE.

47-34.1.A.1.

THERE IS PROHIBITED OUTDOOR STORAGE ON THIS PROPERTY, INCLUDING BUT NOT LIMITED TO AN ENGINE, VEHICLE PARTS, BUCKETS, A TABLE, A GAS CAN AND OTHER MISCELLANEOUS ITEMS. THIS IS A NON-PERMITTED LAND USE IN THIS RS-8 ZONED RESIDENTIAL PROPERTY.

9-305(b)

THE LANDSCAPE AT THIS PROPERTY IS NOT BEING MAINTAINED IN A NEAT AND WELL-KEPT APPEARANCE. THERE ARE AREAS OF DEAD AND MISSING GROUND COVER INCLUDING THE SWALE.

9-304(b)

THERE ARE VEHICLES/TRAILERS PARKED ON THE GRASS/LAWN AREA. THE GRAVEL DRIVEWAY IS WORN THROUGH. THERE IS GRASS AND WEEDS GROWING THROUGH IT.

Officer Exantus presented the case file into evidence and recommended ordering compliance within 63 days or a fine of \$50 per day, per violation.

Ms. Flynn found in favor of the City and ordered compliance within 63 days or a fine of \$50 per day, per violation.

Case: CE20020147

1529 NW 2 AVE
FYR SFR BORROWER LLC;
%HAVENBROOK HOMES

This case was first heard on 2/25/21 to comply by 3/18/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,300 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$4,300 fine.

Case: CE21010675

2871 N FEDERAL HWY
2871 FEDERAL LLC

This case was first heard on 5/27/21 to comply by 6/6/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$7,950 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Ms. Flynn imposed the \$7,950 fine, which would continue to accrue until the property was in compliance.

Case: CE21020755

977 NW 19 AVE
977 NW 19 AVENUE CORP

This case was first heard on 4/29/21 to comply by 6/3/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,200 and the City was requesting the case be closed.

This was a request to vacate the order dated 4/29/21 and close the case.

Ms. Flynn vacated the order dated 4/29/21 and closed the case.

Case: CE20110001

1717 NW 6 PL
MM DEVELOPMENT LLC

This case was first heard on 5/27/21 to comply by 6/24/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$3,150 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Bryan Lopez, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$3,150 fine, which would continue to accrue until the property was in compliance.

Case: CE20040480

1500 NW 6 ST
AL-MADI, ALI

This was a request to vacate the order dated 3/9/21 and close the case.

Ms. Flynn vacated the order dated 3/9/21 and closed the case.

Case: CE20060246

423 NW 13 AVE
DRAGOSLAVIC, GORAN

This was a request to vacate the order dated 2/25/21 and close the case.

Ms. Flynn vacated the order dated 2/25/21 and closed the case.

Case: CE21020594

1552 NW 6 ST
BURROWS, GEORGE L SR; BURROWS, SONYA L

This was a request to vacate the order dated 4/29/21 and close the case.

Ms. Flynn vacated the order dated 4/29/21 and closed the case.

Case: CE20110210

712 SW 4 PL
FASOLAKIS, SOPHIA; GOUNARIS, GEORGE

This case was first heard on 5/27/21 to comply by 7/1/21. Violations and extensions were as noted in the agenda. The property was not in compliance, fines had accrued to \$33,600 and the City was requesting imposition of the fines, which would continue to accrue until the property was in compliance.

Michael Jordan, Code Compliance Officer, recommended imposition of the fines.

Ms. Flynn imposed the \$33,600 fine, which would continue to accrue until the property was in compliance.

Case: CE21010443

1110 W LAS OLAS BLVD
US BANK NA TRUSTEE;
% CALIBER HOME LOANS

This case was first heard on 5/11/21 to comply by 6/8/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$4,325 and the City was requesting the full fine be imposed.

Ms. Flynn imposed the \$4,325 fine.

Case: CE21050557

Citation

1740 NE 49 ST
KNEZEVIC, ANA

This case was first cited on 5/25/21 to comply by 6/9/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$12,600 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$12,600 fine.

Case: CE21030566

Citation

903 SW 9 AVE
9386-2266 QUEBEC INC

This case was first cited on 3/18/21 to comply by 3/23/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$5,200 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$5,200 fine.

Case: CE21031053

Citation

921 ORANGE ISLE
LARA, NICHOLAS

This case was first cited on 4/1/21 to comply by 4/6/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$2,400 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$2,400 fine.

Case: CE21040600

Citation

2181 NE 51 CT
CONINGSBY, A ROBERT III

This case was first cited on 4/21/21 to comply by 4/26/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$3,200 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$3,200 fine.

Case: CE21050634
930 SW 20 ST
TALECK, BALLARD

Citation

This case was first cited on 6/10/21 to comply by 6/25/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,000 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,000 fine.

Case: CE21060813
2626 DEL MAR PL
PAOLINO, LOUIS JR

Citation

This case was first cited on 6/30/21 to comply by 6/30/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$1,500 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$1,500 fine.

Case: CE21060531
1232 MIAMI RD 1-4
COOPER, CALDWELL C; COOPER, SUSAN B

Citation

This case was first cited on 6/19/21 to comply by 6/20/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$200 and the City was requesting the full fine be imposed. No appeal had been received.

Ms. Flynn imposed the \$200 fine.

Case: CE21060161
301 E LAS OLAS BLVD 1
S/OP ASSOCIATES LTD &
THIRD AVE ASSOC LTD % STILES CORP

Citation

This case was first cited on 6/7/21 to comply by 6/7/21. Violations and extensions were as noted in the agenda. The property was in compliance, fines had accrued to \$250 and the City was requesting a finding of fact that the violation had existed as cited and no fine be imposed. No appeal had been received.

Ms. Flynn found the violation had existed as cited and imposed no fine.

Ms. Flynn took a brief break.

Lien Reduction Hearings

The following two cases for the same owner at the same address were heard together:

Case: CE15060798
1951 NW 27 AVE
COMMUNITY HOME BUYERS LLC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$4,500 and City administrative costs totaled \$836.98. The applicant had offered \$250 and the City was requesting \$1,800.

Case: CE18110197

1951 NW 27 AVE
COMMUNITY HOME BUYERS LLC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$24,300 and City administrative costs totaled \$842.32. The applicant had offered \$500 and the City was requesting \$9,720.

Andrei Sagdeev, property manager, said the previous owner had neglected the property and his client purchased the property "as is" and brought the property into compliance. The property was now an improvement to the neighborhood.

Ms. Flynn reduced the lien amount to \$3,800 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE15031679

1501 NW 19 AVE
GRANT FLA LLC

Notice was mailed to the owner via first class mail on 8/13/2021. Monique Drake, Presenter, testified that the lien amount was \$76,150 and City administrative costs totaled \$1,914.76. The applicant had offered \$5,000 and the City was requesting \$30,460.

John Brandon Williford said there was a sale pending on the property and the seller was responsible for paying the lien. He stated they had spent a significant amount of money to rehabilitate the property. Mr. Williford did not know what the current owner would make on the sale.

Ms. Flynn reduced the lien amount to \$15,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE18121335

499 W MELROSE CIR
NALLASAMY, THANGAMUTHU

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$53,900 and City administrative costs totaled \$1,492.14. The applicant had offered \$5,000 and the City was requesting \$16,170.

Alon Ezra, representative, said the owner lived in California and during the pandemic, it was difficult for the owner to travel. All of the violations were in compliance now and the owner was requesting a reduction because he was in financial hardship. Mr. Ezra would continue to keep up the property.

Ms. Flynn reduced the lien amount to \$7,500 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The following three cases for the same owner at the same address were heard together:

Case: CE12040528

1200 N FTL BEACH BLVD
1200 CLUB CONDO ASSN INC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$853,500 and City administrative costs totaled \$898.04. The applicant had offered \$1,000 and the City was requesting \$85,350.

Case: CE12101287

1200 N FTL BEACH BLVD
1200 CLUB CONDO ASSN INC
ENTER

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$1,005,500 and City administrative costs totaled \$862.72. The applicant had offered \$1,000 and the City was requesting \$100,550.

Case: CE14071437

1200 N FTL BEACH BLVD
1200 CLUB CONDO ASSN INC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$79,950 and City administrative costs totaled \$490.82. The applicant had offered \$1,000 and the City was requesting \$7,995.

Priya Prasad, unit owner, said the condo owners had been facing "incredible financial challenges" for the past 10 years trying to rehabilitate the building. They had bad experiences with unscrupulous contractors but had eventually dealt with licensed contractors. She requested a reduction to hard costs so they could afford to keep the property up going forward.

Ms. Flynn noted the case was begun in 2014 and some violations involved building permits. Ms. Prasad thought previous boards had been inexperienced. She said they had never stopped working on the property and they had been tied up with paperwork at the end. Ms. Flynn noted the liens had accrued to almost \$2 million and that was inexcusable.

Ms. Hasan pointed out that the permit violations went back to 1996. The 40-year inspection dated to 2012. The 2014 violation related to serious fire issues. The association had shown a complete disregard for all safety issues for a long time. All of the violations had run for years.

Ms. Flynn reduced the lien amount to \$193,895 for all three cases, payable within 6 months. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Ms. Flynn subsequently reconsidered her ruling on this case. She vacated her previous ruling and reduced the lien amount to \$75,000 for all three cases.

The following two cases for the same owner at the same address were heard together:

Case: CE16121214

1050 NE 9 AVE
1050 NE 9 AVE LLC

Notice was mailed to the owner via first class mail on 8/13/2021. Monique Drake, Presenter, testified that the lien amount was \$151,250 and City administrative costs totaled \$1,302.80. The applicant had offered \$1,302.80 and the City was requesting \$45,375.

Case: CE19070505

1050 NE 9 AVE
1050 NE 9 AVE LLC

Notice was mailed to the owner via first class mail on 8/13/2021. Monique Drake, Presenter, testified that the lien amount was \$4,875 and City administrative costs totaled \$721.12. The applicant had offered \$721.12 and the City was requesting \$1,462.

Petru Pusta, owner, said he had purchased the property with the violations and with squatters occupying it. He had spent over \$50,000 on the exterior. He said the first City lien was not valid. He had been trying to purchase the property for a couple of years and during that time, a fraudulent quit claim deed had been filed, taking control away from the bank to make any repairs.

Ms. Flynn reduced the lien amount to \$3,500 for both cases, payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE08021649

900 NE 18 AV # 706
FIERMONT, MICHAEL &
MORTON, ELLETT D

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$15,300 and City administrative costs totaled \$1,392.28. The applicant had offered \$1,000 and the City was requesting \$4,590.

Jordan Wagner, attorney, said he represented the former owner. His client had lost title to the property in 2008 in a dispute with a former domestic partner and later, the property had been lost in a foreclosure. He requested a reduction.

Ms. Flynn reduced the lien amount to \$2,000 payable within 60 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE21050100

1000 SW 26 ST
ECOAR LLC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$7,500 and City administrative costs totaled \$310.96. The applicant had offered \$310.96 and the City was requesting \$6,000.

David Rodriguez said they had called the Building Department prior to removing the trees and been told there would be no violation in removing the trees. He said the owners had received the notice late as well.

Ms. Flynn reduced the lien amount to \$2,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20110371

917 SE 2 CT
JUDY'S CREATIVE REAL ESTATE LLC

Notice was mailed to the owner via first class mail on 8/13/2021. Monique Drake, Presenter, testified that the lien amount was \$17,600 and City administrative costs totaled \$608.14. The applicant had offered \$500 and the City was requesting \$4,400.

Eric Benari, property manager, said they had stopped renting the property for vacations in December 2019. They had rented the property to healthcare personnel and usually at no charge. He admitted the advertisement had stayed up, but said they were unaware this was required to comply. He described their attempts to comply.

Ms. Flynn reduced the lien amount to \$1,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE-19111337

638 NW 22 RD
L & L SERVICES GROUP INC

Notice was mailed to the owner via first class mail on 8/13/2021. Monique Drake, Presenter, testified that the lien amount was \$14,400 and City administrative costs totaled \$933.32. The applicant had offered \$500 and the City was requesting \$2,880.

Pavel Urbina said he had been unaware of this lien when he purchased the property. He did not have title insurance on the sale.

Ms. Flynn reduced the lien amount to \$1,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE17110759

701 W SUNRISE BLVD
701 SUNRISE REALTY LLC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$74,400 and City administrative costs totaled \$1,029.96. The applicant had offered \$1,500 and the City was requesting \$22,320.

Harold Baker, business advisor, said the violations dated to Hurricane Irma in 2017. He said as soon as they were aware of the violations, they had acted to hire an electrician, but had gone through five contractors since then to get the work done. The tenant had not informed them of the violations until they visited the property. Mr. Baker stated Joey Klein, LLC officer, suffered from significant health issues.

Ms. Flynn reduced the lien amount to \$10,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE12041380

1905 SW 11 ST
HILL, JOHN

Notice was mailed to the owner via first class mail on 8/13/2021. Monique Drake, Presenter, testified that the lien amount was \$119,000 and City administrative costs totaled \$370.64. The applicant had offered \$2,800 and the City was requesting \$5,950.

John Hill said at the time the sewer system was installed, he had experienced a divorce and eventually bankruptcy. He had been unaware of the violation.

Ms. Flynn reduced the lien amount to \$3,500 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

Case: CE20100804

4040 GALT OCEAN DR 808
HUINCUL LLC

Notice was mailed to the owner via first class mail on 8/12/2021. Monique Drake, Presenter, testified that the lien amount was \$28,000 and City administrative costs totaled \$656.64. The applicant had offered \$1,500 and the City was requesting \$8,400.

Michael Nicoleau, attorney, said the owner was a citizen of Argentina and had been unable to travel during the pandemic to address the violations. She had tried to address the issues remotely. Mr. Nicoleau noted there were no life safety issues and asked for the fines to be reduced to hard costs.

Ms. Flynn reduced the lien amount to \$6,000 payable within 90 days. If payment was not made by that date, the lien would revert to the original amount and the case would not be eligible for a future lien reduction hearing.

The City entered pages 47 and 48 of the Special Magistrate agenda showing complied, rescheduled, closed and withdrawn cases as an exhibit.

Cases Complied

The below listed cases were complied since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:

None

Cases Rescheduled

The below listed cases were rescheduled since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
CE21060670

Cases Closed

The below listed cases were closed since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

Cases Withdrawn

The below listed cases were withdrawn since the agenda was published. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None


Cases with No Service

The below listed cases had no service. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
None

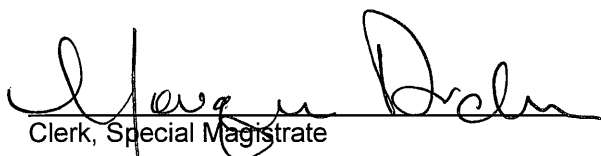
Respondent Non-Appearance

Respondents for the below listed cases did not appear. Additional information regarding respondents, violations, etc. can be found in the agenda, which is incorporated into this record by reference:
SE21060331 CE21010478

Where being no further business, the hearing was adjourned at 12:55 P.M.



Special Magistrate
ATTEST:



Clerk, Special Magistrate